

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Authorize Binding Written Offers - Chapman Road

**DEPARTMENT:** County Attorney's Office

**DIVISION:** Property Acquisition

**AUTHORIZED BY:** Lola Pfeil

**CONTACT:** Sharon Sharrer

**EXT:** 7257

**MOTION/RECOMMENDATION:**

Authorize binding written offers/offers of judgment relating to Parcel Numbers 123, 823, and 124 of the road improvement project for Chapman Road.

District 1 Bob Dallari

Robert A. McMillan

**BACKGROUND:**

see attached

**STAFF RECOMMENDATION:**

Staff recommends that the Board authorize binding written offers/offers of judgment relating to Parcel Numbers 123, 823, and 124 of the road improvement project for Chapman Road.

**ATTACHMENTS:**

1. Binding Written Offers for Chapman Road

<b>Additionally Reviewed By:</b> No additional reviews
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**COUNTY ATTORNEY'S OFFICE  
MEMORANDUM**

TO: Board of County Commissioners

THROUGH: Matthew G. Minter, Deputy County Attorney

*M G Minter*

FROM: Neil Newton, Major Project Acquisition Coordinator

*NN*

CONCUR: Antoine Khoury, P.E., Assistant County Engineer

*AIK 4-29-08*

DATE: May 1, 2009

RE: Chapman Road Improvement Project  
Binding Written Offers

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This Memorandum requests authorization by the Seminole County Board of County Commissioners (BCC) to make binding first written offers as to the parcels and at the amounts set forth below:

**I THE PROPERTY**

The subject parcels are located on Chapman Road from State Road 426 to State Road 434. See Location Map attached as Exhibit "A".

**II AUTHORITY TO ACQUIRE**

The BCC adopted Resolution No. 2008-R-140 on June 10, 2008, authorizing the acquisition of the referenced properties, and finding that the improvements are necessary and serve a County and public purpose and are in the best interests of the citizens of Seminole County.

**III ACQUISITIONS AND REMAINDERS**

N/A

**IV APPRAISED VALUES**

Clayton Roper and Marshall, Inc. completed appraisals for the referenced parcels. The County's staff appraiser reviewed and approved the appraisals.

## **V PROPERTY OWNERS/APPRaised VALUES**

<b>PARCEL NOS.</b>	<b>PROPERTY OWNER</b>	<b>PROPERTY TO BE ACQUIRED</b>	<b>COUNTY'S APPRAISED VALUE</b>	<b>PROPOSED OFFER</b>
123	BONITA BRINKER	1,400 sq. ft.	\$ 5,500.00	\$ 7,000.00
823	BONITA BRINKER	4,000 sq. ft.	\$ 13,000.00	\$ 17,000.00
124	VERNICE WALKER	2,006 sq. ft.	\$ 54,200.00	\$ 60,000.00
<b>TOTAL</b>			<b>\$ 72,700.00</b>	<b>\$84,000.00</b>

## **VI SETTLEMENT ANALYSIS/COST AVOIDANCE**

The County is required to extend a written offer to a property owner prior to filing suit to acquire property through eminent domain. The proposed binding offer amounts are over the appraised values. The written offer also acts as a limitation on attorney's fees if the property owner retains an attorney.

## **VII RECOMMENDATION**

County staff recommends that the BCC authorize binding written offers at the amounts stated above.

NN/lpk  
Attachment  
Location Map

P:\Users\lkennedy\My Documents\ACQ\Chapman Road\AGENDA ITEM BWO 123 124.doc

# CHAPMAN ROAD

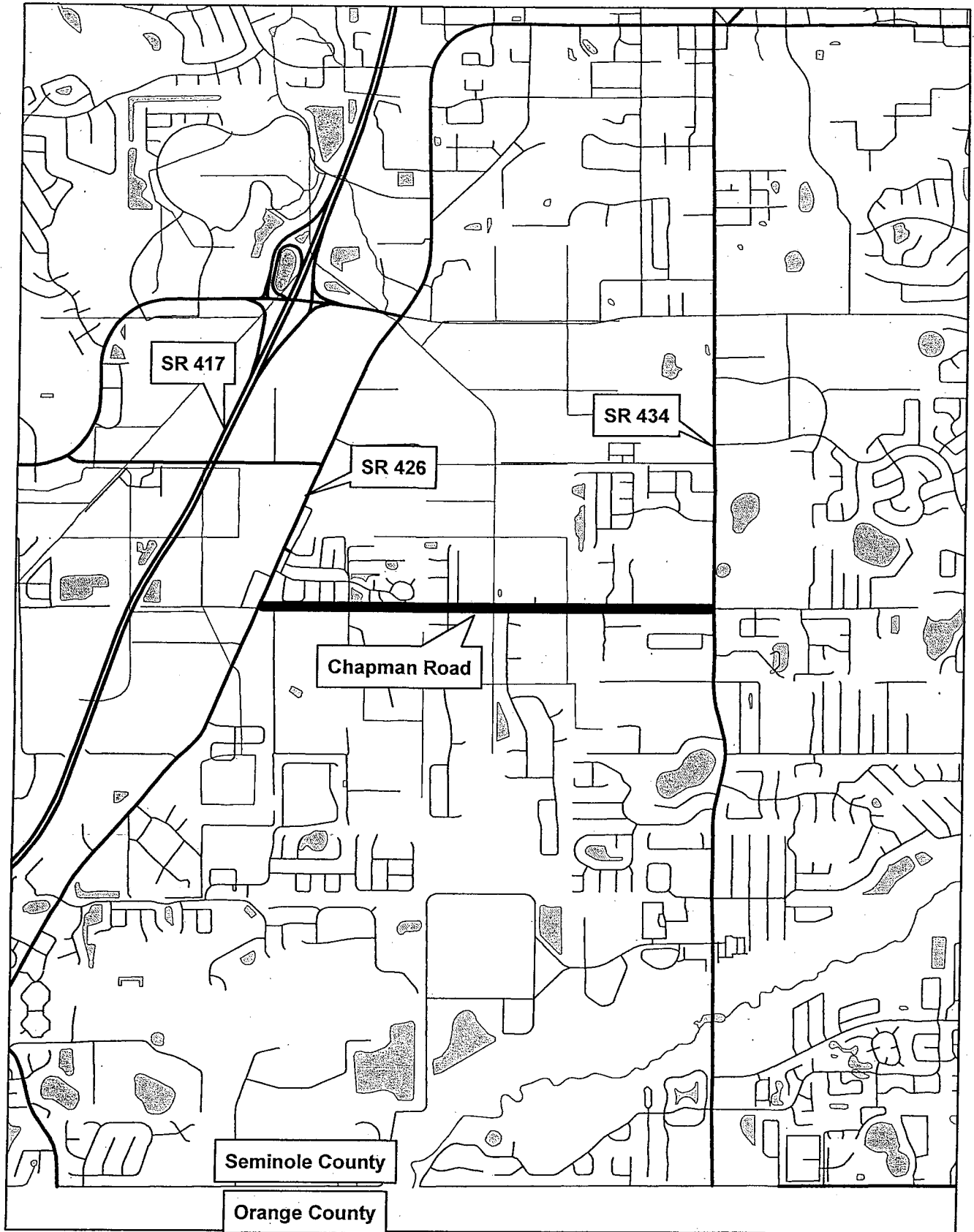


EXHIBIT A